

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. PH

474 Chatfield Lane (DN)

Building Address ~~474 CHATFIELD LANE~~

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-151-15-002

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2184

Subdivision CHATFIELD III

Sq. Ft. of Lot / Parcel 6505 SF

Filing _____ Block 6 Lot 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3087 SF

Height of Proposed Structure 22'

OWNER INFORMATION:

Name HONEY CREEK ENT., LLC

DESCRIPTION OF WORK & INTENDED USE:

Address 29907 210TH ST.

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip BONAPARTE, IA 52620

APPLICANT INFORMATION:

Name GRIFFIN CONCEPTS, INC.

***TYPE OF HOME PROPOSED:**

Address 2764 COMPASS DR. #112A

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip GJ, CO 81506

NOTES: _____

Telephone 241.9223 / 260.4706

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES NO

Side 5 from PL Rear 25 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District C Driveway Location Approval JAR
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dore Jiff Date 6-27-07

Department Approval JAR Gaylen Henderson Date 8/10/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PA@GJV

Utility Accounting PO Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HONEYCREEK ENT.

Lot 2, Blk. 6

Chatfield III Subdivision

474 ~~Chatfield~~ Lane

6505 sf

Grand Junction, CO 81504

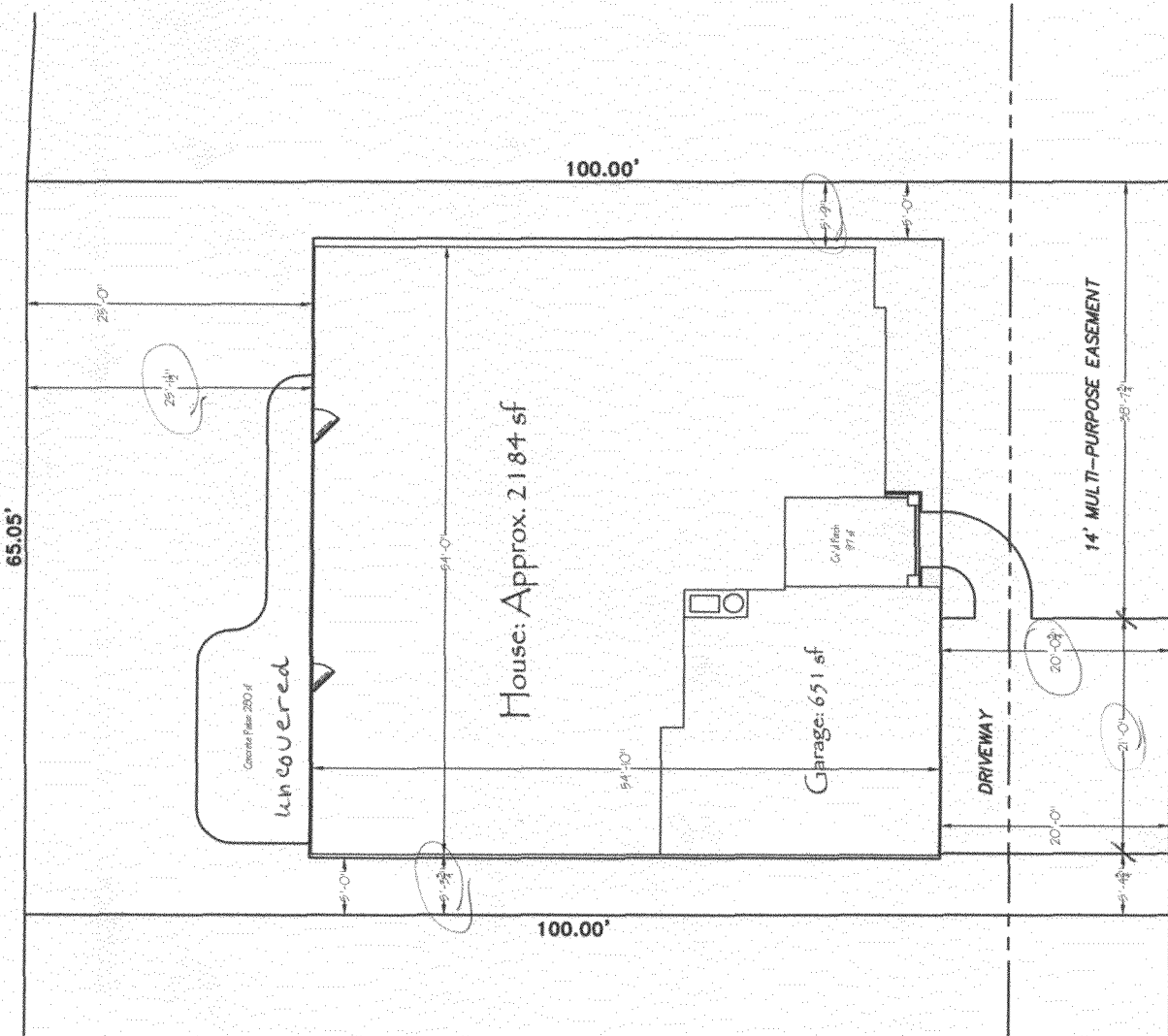
Mesa County

Tax No.: 2943-151-15-002

7-2-07

ACCEPTED *JAR Sawyer Henderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



MEMORANDUM

TO: Property Owners in Chatfield III Subdivision
Utility Companies

FROM: Wendy Spurr, Planning Tech

SUBJECT: Correction of Addressing for this Subdivision

DATE: August 3, 2007

The original addressing for the Chatfield III Subdivision was done in error. At the request of utility companies and in order to ensure efficient emergency response to your subdivision, the Subdivision has been re-addressed. A copy of the new addressing for the Subdivision is enclosed. In all future transactions the new addresses should be used.

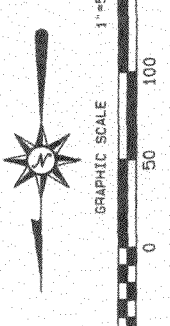
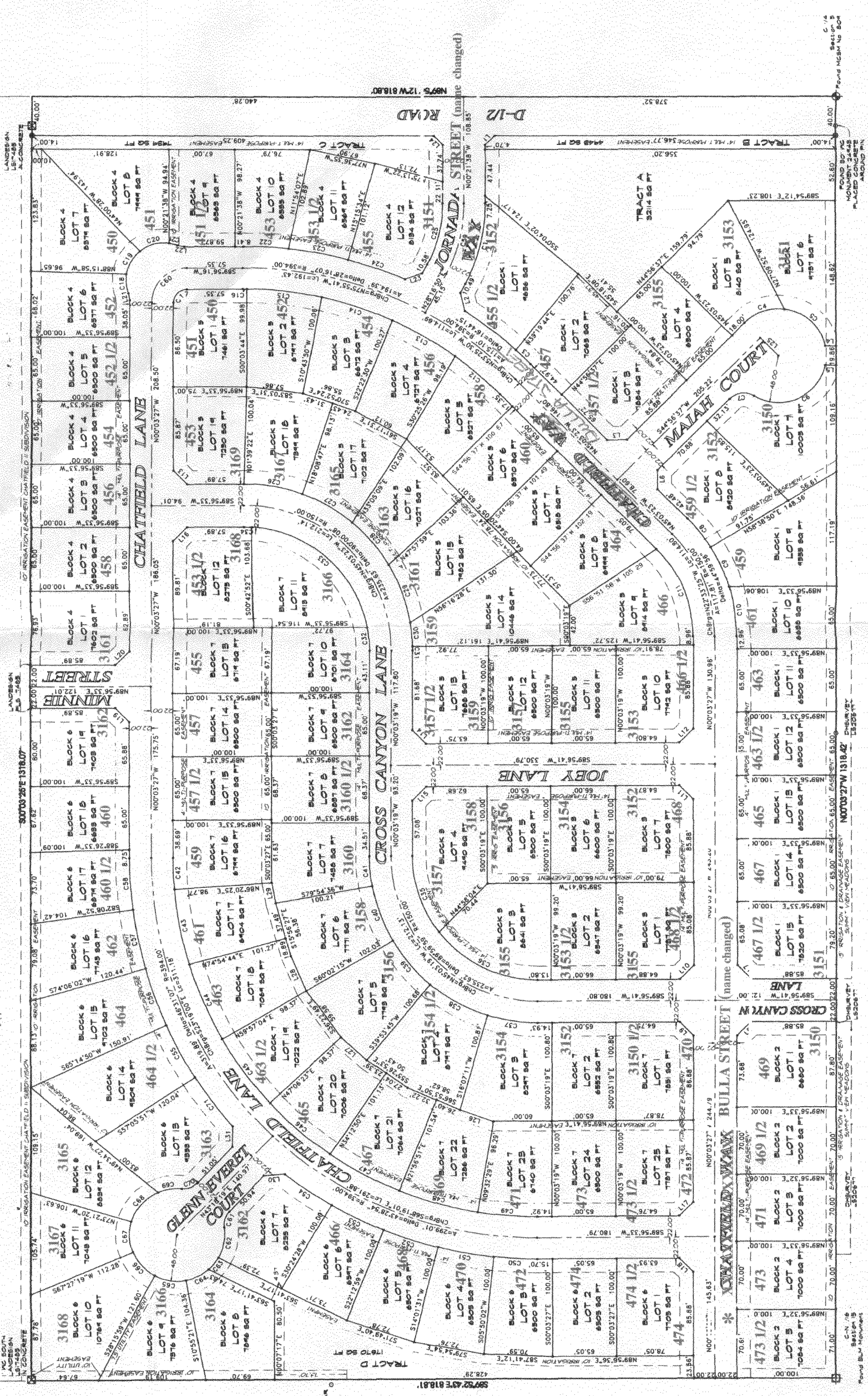
Also enclosed is a document listing all old addresses and the changes to those addresses. The research done to determine the current owner of parcels was correct as of July 23, 2007, with the use of the Mesa County Assessor's office and the Planning Clearances on file with the City of Grand Junction. On all sales of parcels since that date it will be necessary for the previous owner of the parcels to notify the buyer of the changes in addressing.

If you have questions concerning the changes of addresses, please don't hesitate to call 244-1430 for clarification.

Thank you.

RECEPTION #: 2542063, BK 4265 PG 753 10/06/2006 at 04:03:10 PM, 2 OF 3, R
 \$30.00 & \$1.00 Doc Code: PLAT, Justice Ward, Mesa County, CO CLERK AND RECORDER

CHATFIELD III SUBDIVISION



Please note: The red address numbers are added to the recorded subdivision plat.

NOTE: PLEASE SEE SHEET 3 OF 3 FOR A TABULATION OF LINES AND CURVES



CHATFIELD III SUBDIVISION
 TD INVESTMENTS

THOMPSON-LANGFORD CORPORATION
 8225 1/2 ROAD - B-210 (707) 243-0087
 Grand Junction, CO 81506 tlc@thompsonlangford.com
 Date of Survey: Jan 18, 2006 | Field Surveyor: CCR | Revision Date: Aug 31, 2006
 Drawn: DSS | Checked: JST | Approved: DSS | Job No: 0754-001
 S:\Survey\0754 TD Inv-001 Chatfield Subj 04 sub.plo | Sheet 2 of 3

THIS IS A PRELIMINARY PLAT. BEARINGS AND DISTANCES ARE BASED ON THE GRID NORTH OF THE MESA COUNTY LOCAL COORDINATE SYSTEM, LOCALITY DETERMINED BY GPS OBSERVATIONS ON THE BRASS CAP MESA COUNTY SURVEY MARKER AT THE CENTER-NORTH ONE-SIXTEENTH CORNER OF SECTION 15 AND THE BRASS CAP MESA COUNTY SURVEY MARKER AT THE CENTER ONE-QUARTER CORNER OF SECTION 15. THE MEASURED BEARING OF THIS IS N45°45'12\"/>